

Townhomes of Bieneman Farm HOA

Board of Directors Meeting Minutes

Meeting Date:	Wednesday, May 25, 2022	Location:	Comfort Suites Lobby																																				
Attendees:	Pam Frank (Pres), Dan Hatalla (VP), Jamie Germain (Sec), Bob Ott (Member at Large), Lyn Francois (Treas), and Matt Fee, MJF & Associates (Property Manager)																																						
Not Present:	NA																																						
Call to Order	6:00 PM																																						
Prior Meeting Minutes	Board APPROVED March 2022's meeting minutes unanimously.																																						
Homeowner Input	None																																						
Vendor Visit	None																																						
Officer Reports	None																																						
Financial Reports	<ul style="list-style-type: none"> • Financial Statement Review (4/30/2022) – bank balances: <ul style="list-style-type: none"> ♦ Operating Account: \$59,193.43 (\$1.97 interest earned) ♦ Reserve Account: \$73,701.19 (\$9.70 interest earned) ♦ Total – All Accounts: \$132,894.62 • Delinquencies – \$21,374.95 (down from \$27,017.87) • Legal Collections – Owner w/major delinquency accepted settlement (\$3480) and is now paid up (in May) and on ACH for dues 																																						
Manager's Report	<ul style="list-style-type: none"> • Bid(s) – Need bid(s) for new trees (to include tree rings/mulch/protection from girdling) • Work Orders – East Foxglove mailbox needs tightening, Handyman fixing fence by South sign, walk-thru items are in progress • Violations – Not many issued recently; broken garage doors on rentals (2) must be fixed by June 1 or HOA will contract for work and charge owner • Delinquencies – Discussed (see above) • Other Items Discussed – <ul style="list-style-type: none"> ○ Insurance claim for hail damage – in progress; will need to find vendor ○ Shrubs to be trimmed in June (1st/2nd week) ○ Estimate for shrub/rock replacement obtained from Abrahamson's ○ One bid for knotweed removal received, another pending; must be done by July (before it goes to seed) 																																						
Ongoing Business	<ul style="list-style-type: none"> • Rental Policy Amendment to Declaration – Refresh in progress due to time elapsed • Project List (* priority for 2022) – <ul style="list-style-type: none"> ♦ *Tree Replacements (spring) – bids needed ♦ ✓ Dryer Vent Cleaning (spring, all units) – COMPLETED ♦ *Crack-fill & patch driveways (all units) – need bids, sealcoating will be owner's choice with Board approval ♦ *Knotweed Removal (east end of Salvia) – waiting on additional bids – must be done by July ♦ *Irrigation System Repair (spring) – (replacement of pipe between Rosemary buildings) ♦ Bushes & Rock Replacement – One bid received so far, others pending ♦ Painting – pillars, front door trim, and kick plate on end unit patio doors – bids came in very high, seeking more bids ♦ Power-washing – south-facing units – defer until later in the year if there's sufficient funds ♦ Driveway Replacement – defer until after bushes/rock are replaced • For Sale/Sold Properties (5/22/2022) <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #333; color: white;"> <th>Property Address</th> <th>Owner</th> <th>End / Inner</th> <th>On Market</th> <th>Last Price</th> <th>Status Date</th> <th>Status</th> <th>Date Sold</th> <th>Sale Price</th> </tr> </thead> <tbody> <tr> <td>2216 Foxglove</td> <td>Joseph Abbott</td> <td>End</td> <td>3/16/2022</td> <td>\$259,000.00</td> <td>5/5/2022</td> <td>SOLD</td> <td>5/5/2022</td> <td>\$257,400</td> </tr> <tr> <td>2213 Holly Curve</td> <td>Margaret Schaar</td> <td>Inner</td> <td>3/18/2022</td> <td>\$245,000.00</td> <td>4/19/2022</td> <td>SOLD</td> <td>4/19/2022</td> <td>\$245,000</td> </tr> <tr> <td>1906 Trillium</td> <td>Mary Garay</td> <td>End</td> <td>4/9/2022</td> <td>\$259,500.00</td> <td>5/19/2022</td> <td>SOLD</td> <td>5/19/2022</td> <td>\$266,000</td> </tr> </tbody> </table> 			Property Address	Owner	End / Inner	On Market	Last Price	Status Date	Status	Date Sold	Sale Price	2216 Foxglove	Joseph Abbott	End	3/16/2022	\$259,000.00	5/5/2022	SOLD	5/5/2022	\$257,400	2213 Holly Curve	Margaret Schaar	Inner	3/18/2022	\$245,000.00	4/19/2022	SOLD	4/19/2022	\$245,000	1906 Trillium	Mary Garay	End	4/9/2022	\$259,500.00	5/19/2022	SOLD	5/19/2022	\$266,000
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Old Business	<ul style="list-style-type: none"> • Holding Pond – City did major work; there will be two more 'treatments' over the summer/fall 																																						
New Business	<ul style="list-style-type: none"> • Weeds – vendor is not pulling/spraying weeds as contracted – Manager to contact vendor • Irrigation repairs – Manager will confirm w/vendor they were performed • Occupancy Limit – There are concerns that some rental units are over-occupied – Manager to research and ask counsel for guidance 																																						
Committee Reports	None																																						
Next Meeting	Wednesday, June 29 @ 6PM, Dan's Driveway. Regular meetings: 4th Wed. of each month, 6pm.																																						
Meeting Adjourned	7:20 PM																																						